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## Board of Assessors Minutes, 06/05/13

### Town of Mashpee

*16 Great Neck Road North  
Mashpee, Massachusetts 02649*

#### **BOARD OF ASSESSORS – PUBLIC SESSION Mashpee Town Hall – Popponesst Meeting Room 3 Wednesday, June 5, 2013**

##### **Minutes of the Meeting of 6/05/2013**

##### **Board Members Present:**

Gregg Fraser, Chairman  
Paul Andrews, Vice Chairman  
Sheldon Holzer, Clerk

##### **Also Present:**

Jason Streebel, Director of Assessing

##### **CALL TO ORDER**

Chairman Gregg Fraser called the meeting to order at 6:00 PM.

##### **PUBLIC COMMENT**

None.

##### **REVIEW OF MINUTES – 4/24/2013 Public Session and Executive Session Minutes**

- Paul Andrews made a motion that the 4/24/2013 Board of Assessors Public Session minutes be approved as presented. Sheldon Holzer seconded the motion. The motion was unanimously approved.
- Paul Andrews made a motion that the 4/24/2013 Board of Assessors Executive Session minutes be approved as presented. Sheldon Holzer seconded the motion. The motion was unanimously approved.

##### **NEW BUSINESS**

- **Request for Recommendation for Gregg Fraser as Board of Assessors Member**

Jason Streebel reported that Chairman Gregg Fraser has forwarded to the Board of Selectmen his letter of interest in continuing to serve on the Board of Assessors for the next term of office.

Paul Andrews made a motion that the Director of Assessing send a letter to the Board of Selectmen recommending the appointment of Gregg Fraser to the Board of Assessors for the next term of office. Sheldon Holzer seconded the motion. Gregg Fraser recused himself from the vote. The motion was approved.

- **Motor Vehicle Abatement Application: Derome, James N. – 300 18-F Falmouth Rd.**

Paul Andrews made a motion that the motor vehicle abatement application submitted by James Derome, 300 18-F Falmouth Road be approved. Sheldon Holzer seconded the motion. The motion was unanimously approved.

- **Ratification of P.I.L.O.T. Agreement for Great Cove Community, LLC**

Jason Streebel reminded the Board of the PILOT Agreement emailed to the Board members several weeks ago.

Gregg Fraser as Board Chairman has since signed the agreement, as there were some timing issues with Great Cove in order to get their financing in place, and there was a need to have the agreement signed prior to the next Board of Assessors meeting. Jason Streebel described the location of Great Cove Community, a low income housing development for individuals with special needs run by the Housing Authority, located off Old Barnstable Road to the left beyond the Mashpee High School. The original plan was to expand the Breezy Acres complex into another additional 28 units. The financier did not like the plan and wanted to break the project into two separate units and leave Breezy Acres unto itself and create a new project called Great Cove. In the same parcel of 8 acres, there are two acres in the front and six acres in the back which means it will be subdivided so there will be separate parcel ID numbers on which to attach the pilot payments. Previous to Breezy Acres, the tax rate formula was the tax rate divided by 2 plus the number of beds plus 100. The current formula rate is patterned off the Asher's Path complex. Jason Streebel requested that the Board ratify approval of the P.I.L.O.T Agreement as set forth and signed by Chairman Gregg Fraser.

Sheldon Holzer made a motion that the Board ratify approval of the P.I.L.O.T Agreement as previously signed by Gregg Fraser. Paul Andrews seconded the motion. The motion was unanimously approved.

#### **ADDITIONAL TOPICS**

##### **Supplemental Tax Bills – Jason Streebel**

Jason Streebel described a supplemental tax bill as one sent out to anyone who has had a 50% or more change in value of their assessment as of the end of the fiscal year, a complicated process for the Assessing Department.

Approximately 75 of these bills were sent out, most of which went to Southport. Jason Streebel stated that the problem with supplemental bills is that if someone loses value because of an act of God, i.e., hurricane, tornado, tsunami, etc., the assessors are mandated to issue an abatement; the property owner does not even have to apply.

This possible scenario would easily cause a huge financial issue for Mashpee down the road. Jason Streebel suggested that some day the Board may request the Board of Selectmen to eliminate the supplemental tax bill. Mr. Streebel stated that the town of Barnstable, instead of rescinding the supplemental tax bill, has moved the assessment from January first to July first, so you capture any and all construction costs and don't have to wait for a CO to the beginning of the fiscal year. Mr. Streebel stated his interest in keeping the Board advised of possible upcoming changes that will need to be considered.

#### **NEXT MEETING**

The next meeting will be scheduled for July, 2013, the exact date TBD.

#### **ADJOURNMENT**

As there was no further business, the meeting was adjourned at 6:30 PM.

Respectfully submitted,

Ina G. Schlobohm  
Recording Secretary